

After recording return to:
Optasite, Inc.
One Research Dr , Suite 200C
Westborough, MA 01581
Attn: Contracts Manager

STATE OF CONNECTICUT

HARTFORD COUNTY

The Above Space for Recorder's Use Only

NOTICE OF LEASE

THIS NOTICE OF LEASE ("Notice") is executed this 27th day of November, 2006, by and between 640 Hilliard Street, LLC, a Connecticut limited liability company, ("LANDLORD"), whose mailing address is 640 Hilliard St , Manchester, CT 06040, and **Optasite, Inc.**, a Delaware corporation ("TENANT"), whose mailing address is One Research Dr., Suite 200C, Westborough, MA 01581.

WHEREAS, LANDLORD and TENANT executed and entered into an Option and Lease Agreement (the "Lease") dated November 3, 2006, for the purpose of installing, operating and maintaining radio communication facilities and other improvements on the Leased Property (as hereinafter defined).

WHEREAS, the parties wish to provide a notice of the lease, to supplement the description of the Leased Property (as hereinafter defined), to acknowledge TENANT's exercise of its option under the Lease and to provide for a commencement date under the Lease

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LANDLORD and TENANT hereby agree as follows:

1. **Lease Term.** The terms of the Lease shall be **ten (10)** years commencing on _____, 200____ (the "Commencement Date"), and terminating at midnight on the **tenth (10th)** anniversary of the Commencement Date (the "Initial Term"). TENANT has the option under the terms of the Lease to extend the Lease for **four (4)** additional **ten (10)** year terms (the "Renewal Terms").

2. **Leased Property**. Subject to the terms of the Lease, as may be amended from time to time, LANDLORD has leased to TENANT the real property described on Exhibits "1" and "2" attached hereto (the "Property") and LANDLORD has granted unto TENANT, for the Initial Term and any Renewal Term, easements for ingress, egress and utilities over that real property also described in Exhibits "1" and "2" attached hereto (the "Easement").

3. **Notices** All notices, requests, demands, and other communications to LANDLORD or TENANT shall be made at the addresses for each as set forth above, unless otherwise notified in writing.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals

[SIGNATURES APPEAR ON NEXT PAGE]

Tenant Site No.: 999-0075
Tenant Site Name: Middle Turnpike

LANDLORD:
640 Hilliard Street, LLC
a Connecticut limited liability company

Renee Burrus
WITNESS Renee Burrus
David M Barry Jr
WITNESS David M Barry Jr

By: Pamela J Lyons

Print Name: Pamela Lyons

Its: Manager

Date: 11/20/08

TENANT:

OPTASITE, INC.,
a Delaware corporation

[Signature]
WITNESS [Signature]
[Signature]
WITNESS [Signature]

By: [Signature]
Anthony F Peduto

Its: Chief Operating Officer

Date: 11/27/08

Attachments:

Exhibit 1 – Site Sketch
Exhibit 2 – Legal Description of Landlord's Property

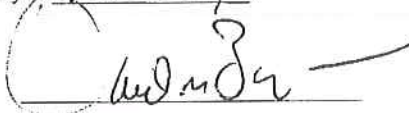
STATE OF CONNECTICUT

HARTFORD COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Pamela Lyons, whose name as Manager of 640 Hilliard Street, LLC, a Connecticut limited liability company, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 20th day of November, 2006

(NOTARIAL SEAL)


~~Notary Public~~
My Commission Expires:


COMMONWEALTH OF MASSACHUSETTS

WORCESTER COUNTY

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Anthony F. Peduto, whose name as Chief Operating Officer of Optasite, Inc., a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand this 27th day of November, 2006

(NOTARIAL SEAL)

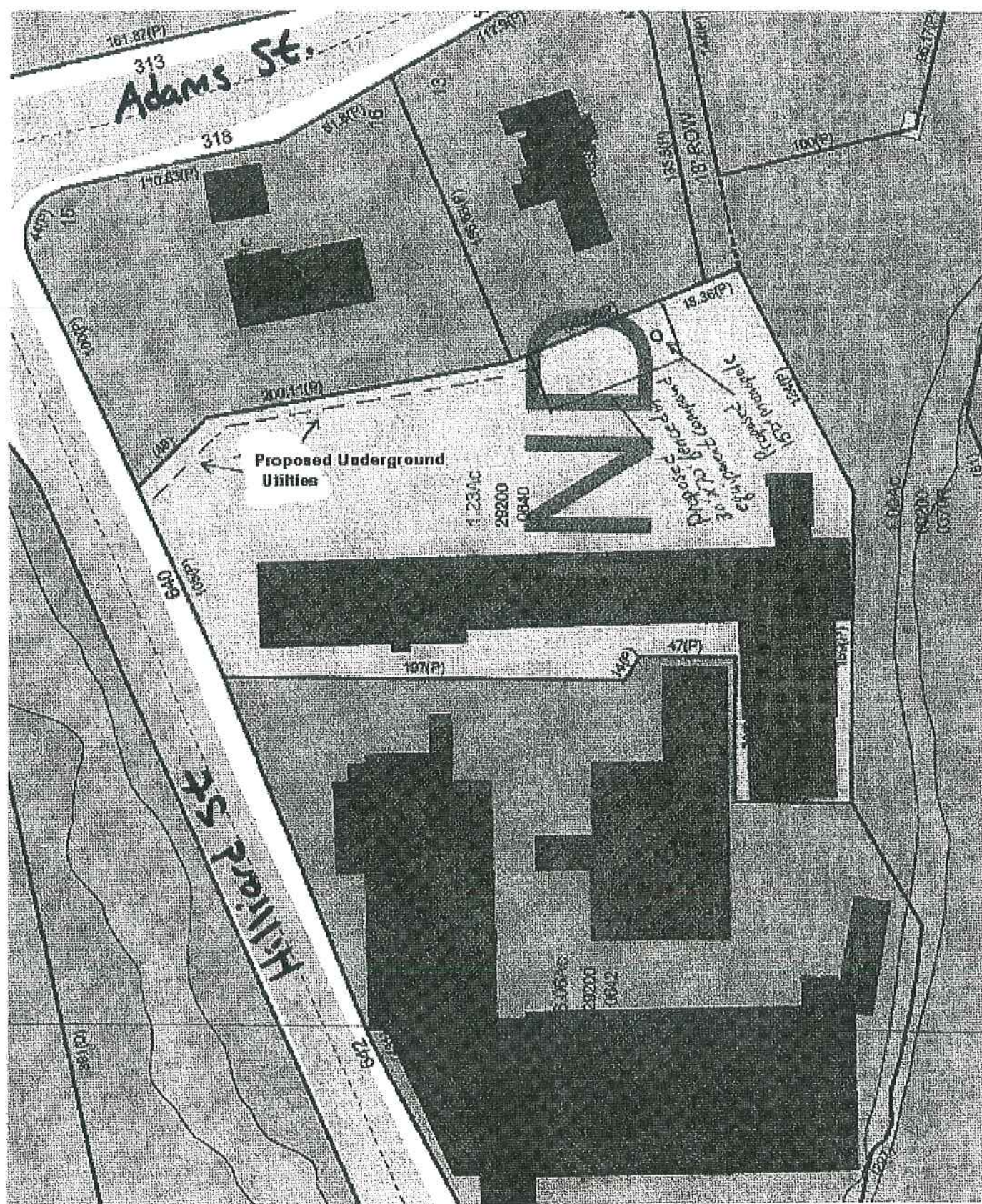

Notary Public
My Commission Expires: 11/1/2013

Tenant Site No.: 999-0075
Tenant Site Name: Middle Turnpike

EXHIBIT 1

(Attach Site Sketch)

____INITIALS____



Tenant Site No.: 999-0075
Tenant Site Name: Middle Turnpike

EXHIBIT 2

(Legal Description of the Landlord's Property)

____INITIALS____

to be distributed or set out or divided or descends to: [Give name, place of residence of real property, or if none, a brief description of the location. C.G.S. §45a-1] the decedent, all the right, title and interest that and to

A certain piece or parcel of land with the buildings and improvements thereon, situated on the southerly side of Hilliard Street, in the Town of Manchester, County of Hartford and State of Connecticut and more particularly shown on a map entitled "Property of Morris Bazzini No. Hilliard Street Manchester, Conn. Plot Plan Scale 1" = 40' Date 12/14/80 Sheet 1 of 1 Kenneth R. Boud No. 6182 Registered Land Surveyor" which map is on file in the office of the Town Clerk of said Town to which reference may be had.

Said premises are bounded:

NORTHERLY: By Hilliard Street, One hundred Seven and Twelve One-hundredths (107.12) feet;

EASTERLY: By land now or formerly of Statewide Stations, Inc., and Chapman, et ux, in part by each, in all, Three Hundred and Eighty-five One-hundredths (300.85) feet;

SOUTHEASTERLY and SOUTHEASTLY: By land now or formerly of Morris Bazzini, et al, Two Hundred Eighty-two and Forty-eight One-hundredths (282.48) feet;

WESTERLY: By land now or formerly of Morris Bazzini, et al Fifty-seven and Nine One-hundredths (57.09) feet;

NORTHERLY AGAIN: By land now or formerly of Morris Bazzini, et al Seventy-two and Forty-seven (72.47) feet;

WESTERLY AGAIN: By land now or formerly of Morris Bazzini, et al Two Hundred Fifty-seven and Ninety-eight One-hundredths (257.98) feet; containing 1.23 acres.

Said premises are subject to rights of tenants in possession under oral leases, excepting A-1 Industrial Caterer's Inc. which is in possession under a written lease which expires by its terms on March 31, 1991.

Said premises are subject to taxes on the Lists of October 1, 1979 and October 1, 1980 which the Grantee herein assumes and agrees to pay as part consideration for this deed.

Said premises are together with a right of way for ingress and egress over the driveway running from Adams Street to Hilliard Street, which way is on other land of Morris Bazzini, et al; The Grantors, their heirs and assigns reserve a right of way for ingress and egress over the driveway located on the westerly portion of the premises herein conveyed.

Said premises are also together with rights to park vehicles in the area between the "Boiler Room" and the westerly wall of the premises herein conveyed; however such parking rights are subject to the rights of the Grantors, their heirs and assigns, to gain access to said "Boiler Room", at all reasonable times for purposes of loading or unloading and for all other reasonable purposes. The Grantors and Grantee, their respective heirs, successors and assigns shall equally share the expense of repairing, and maintaining said driveways, and the abovesaid parking area.

Said premises are together with the right to use, maintain and repair the existing septic system on other land of Grantors; in the event the herein conveyed premises are connected to the city sewer system, said rights respecting the septic system shall be extinguished.

Said premises are further together with the right to maintain, at its expense, the existing services, for city water, the sprinkler system, gas and telephone, through, over and on Grantor's premises, provided that Grantee, its successors and assigns, shall pay for one-half the water and sprinkler system charges, and the cost of the gas and telephone service to its premises. Said utility rights shall continue so long as the respective utilities allows such connections.

Grantor reserves an easement to use, maintain and repair or remove the 10,000 gallon fuel oil tank presently located on the premises herein conveyed.